

STAFF REPORT

Meeting Date: October 20, 2004

**LAFCO CASE
NAME & NO:**

LAFCO 04-19 City of Camarillo Reorganization – Ramona Drive

PROPOSAL:

- A.** Reorganization of the City of Camarillo to annex 35 parcels and portions of Mariano Street, Fairway Court, and Ramona Drive into the City of Camarillo and the Camarillo Sanitary District, and detach the parcels from the Ventura County Resource Conservation District for the purpose of providing City and District services.
- B.** Annexation of one parcel into the Camarillo Sanitary District for the purpose of providing sewer services.

SIZE:

- A.** Approximately 25.16 acres
- B.** Approximately 3.19 acres

LOCATION:

The site is located in the northern portion of Ramona Drive in the Las Posas Estates, Camarillo area. The site includes property along Ramona Drive, Mariano Street, and Fairway Court. The site is within the City of Camarillo's and Camarillo Sanitary District's Sphere of Influence.

PROPONENT:

City of Camarillo and Camarillo Sanitary District by resolution.

NOTICE:

This matter has been noticed as a public hearing prescribed by law.

COMMISSIONERS AND STAFF

COUNTY:

Kathy Long
Linda Parks
Alternate:
Steve Bennett

CITY:

Evaristo Barajas, Chair
Don Waunch
Alternate:
John Zaragoza

SPECIAL DISTRICT:

Jack Curtis, Vice Chair
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

LAFCO ANALYST:

Hollee Brunsky

OFFICE MANAGER/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Leroy Smith

ASSESSOR'S PARCEL INFORMATION:*Parcel A:*

APN	Property Address	Property Owner(s)
109-0-101-015	1361 Ramona Drive	Colburn/Prieto
109-0-101-025	1349 Ramona Drive	Jelinek
109-0-101-035	1337 Ramona Drive	Rocklin
109-0-101-045	1325 Ramona Drive	Ponte
109-0-101-055	1313 Ramona Drive	Gigas
109-0-101-065	1324 Ramona Drive	Huisinga
109-0-101-075	1336 Ramona Drive	Costanza
109-0-101-085	1348 Ramona Drive	Brown
109-0-101-095	1360 Ramona Drive	Crossley
109-0-101-105	1400 Ramona Drive	Rakestraw
109-0-101-115	1420 Ramona Drive	Smith
109-0-101-125	1432 Ramona Drive	Neumeier
109-0-102-015	1445 Ramona Drive	Hanson
109-0-111-015	1617 Mariano Drive	Cote
109-0-111-025	1605 Ramona Drive	Estate Design
109-0-111-035	1603 Ramona Drive	Patterson
109-0-111-045	No Address (Ramona Dr.)	Martinez
109-0-111-055	1555 Ramona Drive	Lopez
109-0-111-065	1543 Ramona Drive	Dice
109-0-111-075	1531 Ramona Drive	Pearson
109-0-111-085	1525 Ramona Drive	Smith
109-0-111-095	1517 Ramona Drive	Yanov
109-0-111-105	1481 Ramona Drive	Gordon
109-0-111-115	1469 Ramona Drive	Stott
109-0-111-125	1457 Ramona Drive	Schrum
109-0-112-015	1618 Ramona Drive	Eberts
109-0-112-025	1591 Ramona Drive	Richter/Charney
109-0-113-015	1590 Ramona Drive	Carson
109-0-113-025	1578 Ramona Drive	Webster
109-0-113-035	1566 Ramona Drive	Hall
109-0-113-045	1554 Ramona Drive	McCarthy
109-0-113-075	1542 Ramona Drive	Galante
109-0-113-085	1530 Ramona Drive	Handel
109-0-221-015	1609 Ramona Drive	Rushing
109-0-222-015	1608 Ramona Drive	Cybulski

Parcel B:

APN	Property Address	Property Owner(s)
109-0-070-365	774 Calle Del Norte	Daily

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the City of Camarillo as lead agency, dated July 29, 2004, and determine that the reorganization is exempt under Sections 15301 and 15319(a) of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 04-19) making determinations and approving the City of Camarillo Reorganization – Ramona Drive (Parcels A – B).

GENERAL ANALYSIS

1. Land Use

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	36 Single Family Dwellings/ Residential	County: RE-20 (Rural Exclusive, 20,000 square foot minimum)	County: Existing Community/ Urban Reserve Overlay City: Rural Low Density
Proposed	No Change	City: RE-20 (Rural Exclusive, 20, 000 square foot minimum)	City: Rural Low Density

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Single Family Dwellings/ Residential	County: RE-20 City: RE- 1 (Rural Exclusive, one acre minimum)	County: Existing Community/ Urban Reserve Overlay City: Rural Low Density
South	Single Family Dwellings/ Residential	County: RE-20 City: RE- 1	County: Existing Community/ Urban Reserve Overlay City: Rural Low Density
East	Single Family Dwellings/ Residential	County: RE-20 City: RE- 1	County: Existing Community/ Urban Reserve Overlay City: Rural Low Density
West	Single Family Dwellings/ Residential	County: RE-20 City: RE- 1	County: Existing Community/ Urban Reserve Overlay City: Rural Low Density

C. Topography, Natural Features and Drainage

The area is nestled in the hills in the Camarillo area. In the area of Ramona Drive, slopes from a high point at the intersection of Mariano Drive downward in a northwesterly direction to the terminus of Ramona Drive. The individual lots are improved with single-family dwellings and each lot is relatively flat with a slope of approximately five percent draining into the adjacent streets. There are no significant land features on any of the lots.

D. Conformity with Plans

The proposal is within the City of Camarillo's Sphere of Influence and the Camarillo Sanitary District's Sphere of Influence.

Parcel A of the Reorganization is contiguous with the City of Camarillo. The City has policies requiring concurrent annexation to the City when proposing annexation to the Camarillo Sanitary District. Parcel B of the Reorganization is not contiguous with the City and therefore is not able to annex to the City concurrently with annexation to the District.

The residential uses of all parcels are consistent with the City of Camarillo's Rural Low Density Residential General Plan designation.

2. Impact on Prime Agricultural Land, Agriculture, and Open Space

A. Agricultural Land and Agriculture

All parcels are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses on the parcels, nor any surrounding agricultural uses.

The parcels are located within the SOAR and CURB boundaries for the City of Camarillo. The proposal area is not subject to a Land Conservation Act contract or a Farmland Security Zone agreement. The proposal area is not within a greenbelt.

B. Open Space

The Reorganization proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560.

3. Population

Each parcel contains one single-family residence. According to the County of Ventura Registrar of Voters, there are more than 12 registered voters in the proposal area and, thus, the area is considered to be inhabited pursuant to

LAFCO. As the area is considered to be inhabited, noticed public hearings and protest proceedings are required.

4. Services and Controls – Need, Cost, Adequacy and Availability

City of Camarillo

Upon annexation the City has represented that the full range of City services, including retail water services, drainage, law enforcement, and street lighting will be provided.

Camarillo Sanitary District

Currently there are no sewer lines or connections in the proposal area. The ability of the District to provide sewer services to the area will be based on the formation of an assessment district. The proposed assessment district will benefit the affected landowners and is proposed to finance all necessary sewer improvements and connections to the District. Creation of an assessment district requires the approval of the voters within the proposed district. The City and the Camarillo Sanitary District are requesting that the proposal be conditioned upon the successful formation of an assessment district to finance the necessary sewer improvements.

If the proposal is approved, the District will send a ballot to affected property owners requesting that an assessment district be formed to pay for the necessary improvements and connections to the District. A majority vote is required in order for the District to assess the properties.

If there is no majority vote for the assessment district, the sewer project will not go forward and the proposed reorganization will not be recorded. In this case, the property owners will have to apply individually for annexation and connection to the Camarillo Sanitary District on their own and pay separately for all costs associated with annexing and connecting to sewer service.

Assuming approval of the reorganization, and after a successful vote to form an assessment district, and upon construction of facilities, the affected parcels will be able to connect to the District. The District has indicated that its services would be extended upon completion of the system. On-going operation and maintenance of the sanitary sewer facilities will be paid for by connection charges and residential user fees.

The District has indicated that as additional property owners in the Las Posas Estates area request to be connected to the District via the same sewer lines as this proposal, they will be required to share the assessment burden on a pro-rated basis.

5. Boundaries and Lines of Assessment

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Although Parcel A is contiguous with the City of Camarillo, Parcel B is not contiguous and therefore is not proposed to be annexed to the City. While all parcels are within the Camarillo Sanitary District's sphere of influence boundaries, some parcels are not contiguous with other parcels that are in the District.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness

The parcels are presently within tax rate area 75003 and 93005 (\$1.082924). Upon completion of this reorganization the parcels will be assigned to a new tax rate area.

The assessed land value of each parcel per the 2003-2004 tax roll is:

Parcel A:

APN	Property Address	Property Owner(s)	Assessed Land Value
109-0-101-015	1361 Ramona Drive	Colburn/Prieto	\$ 243,228
109-0-101-025	1349 Ramona Drive	Jelinek	\$ 213,387
109-0-101-035	1337 Ramona Drive	Rocklin	\$ 213,387
109-0-101-045	1325 Ramona Drive	Ponte	\$ 623,426
109-0-101-055	1313 Ramona Drive	Gigas	\$ 25,567
109-0-101-065	1324 Ramona Drive	Huisinga	\$ 183,742
109-0-101-075	1336 Ramona Drive	Costanza	\$ 24,122
109-0-101-085	1348 Ramona Drive	Brown	\$ 209,199
109-0-101-095	1360 Ramona Drive	Crossley	\$ 25,880
109-0-101-105	1400 Ramona Drive	Rakestraw	\$ 189,436
109-0-101-115	1420 Ramona Drive	Smith	\$ 119,466
109-0-101-125	1432 Ramona Drive	Neumeier	\$ 385,923
109-0-102-015	1445 Ramona Drive	Hanson	\$ 248,750
109-0-111-015	1617 Mariano Drive	Cote	\$ 146,053
109-0-111-025	1605 Ramona Drive	Estate Design	\$ 453,308
109-0-111-035	1603 Ramona Drive	Patterson	\$ 58,165
109-0-111-045	No Address (Ramona Dr.)	Martinez	\$ 119,809
109-0-111-055	1555 Ramona Drive	Lopez	\$ 171,827
109-0-111-065	1543 Ramona Drive	Dice	\$ 131,818
109-0-111-075	1531 Ramona Drive	Pearson	\$ 23,258

APN	Property Address	Property Owner(s)	Assessed Land Value
109-0-111-085	1525 Ramona Drive	Smith	\$ 125,328
109-0-111-095	1517 Ramona Drive	Yanov	\$ 369,564
109-0-111-105	1481 Ramona Drive	Gordon	\$ 303,570
109-0-111-115	1469 Ramona Drive	Stott	\$ 336,910
109-0-111-125	1457 Ramona Drive	Schrum	\$ 168,459
109-0-112-015	1618 Ramona Drive	Eberts	\$ 188,479
109-0-112-025	1591 Ramona Drive	Richter/Charney	\$ 168,431
109-0-113-015	1590 Ramona Drive	Carson	\$ 164,223
109-0-113-025	1578 Ramona Drive	Webster	\$ 23,258
109-0-113-035	1566 Ramona Drive	Hall	\$ 175,264
109-0-113-045	1554 Ramona Drive	McCarthy	\$ 185,721
109-0-113-075	1542 Ramona Drive	Galante	\$ 126,502
109-0-113-085	1530 Ramona Drive	Handel	\$ 75,400
109-0-221-015	1609 Ramona Drive	Rushing	\$ 271,683
109-0-222-015	1608 Ramona Drive	Cybulski	\$ 303,225

Parcel B:

APN	Property Address	Property Owner(s)	Assessed Land Value
109-0-070-365	774 Calle Del Norte	Daily	\$ 67,605

TOTAL

\$6,863,373

7. Environmental Impact of the Proposal

The City of Camarillo is the lead agency for this proposal and found the proposal to be categorically exempt under Sections 15301 and 15319(a) of the California Environmental Quality Act Guidelines. Those sections include annexations to a city or district of areas containing existing small, private structures that are within the density allowed by pre-zoning and where utility connections serve only existing facilities. As the annexation will serve existing lots with single-family dwellings, the categorical exemption is appropriate for this proposal.

8. Regional Housing Needs

The City of Camarillo is in compliance with the California Housing and Community Development Department. The proposal is for a reorganization of a fully developed area into the City of Camarillo and the Camarillo Sanitary District. The proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

9. Landowner and Annexing Agency Consent

Nine landowners have not consented to the proposal. As there is not full consent of all the landowners involved in the proposal, the proposal is subject to conducting authority proceedings. Authority to conduct the protest proceeding has been delegated to the LAFCO Executive Officer. The Executive Officer will schedule and notice protest proceedings as required by law. Depending on the number of registered voter protests and/or the value of landowner protests, the reorganization and annexation will either be finalized or will be brought back to the Commission for ordering an election or termination.

Landowners Consenting to Reorganization:

APN	Property Address	Property Owner(s)
109-0-101-065	1324 Ramona Drive	Huisinga
109-0-101-075	1336 Ramona Drive	Costanza
109-0-101-085	1348 Ramona Drive	Brown
109-0-101-095	1360 Ramona Drive	Crossley
109-0-101-105	1400 Ramona Drive	Rakestraw
109-0-101-115	1420 Ramona Drive	Smith
109-0-101-125	1432 Ramona Drive	Neumeier
109-0-111-025	1605 Ramona Drive	Estate Design
109-0-111-045	No Address (Ramona Dr.)	Martinez
109-0-111-055	1555 Ramona Drive	Lopez
109-0-111-065	1543 Ramona Drive	Dice
109-0-111-085	1525 Ramona Drive	Smith
109-0-111-095	1517 Ramona Drive	Yanov
109-0-111-105	1481 Ramona Drive	Gordon
109-0-111-115	1469 Ramona Drive	Stott
109-0-111-125	1457 Ramona Drive	Schrum
109-0-113-015	1590 Ramona Drive	Carson
109-0-113-025	1578 Ramona Drive	Webster
109-0-113-035	1566 Ramona Drive	Hall
109-0-113-045	1554 Ramona Drive	McCarthy
109-0-113-075	1542 Ramona Drive	Galante
109-0-113-085	1530 Ramona Drive	Handel
109-0-221-015	1609 Ramona Drive	Rushing
109-0-222-015	1608 Ramona Drive	Cybulski
109-0-070-365 (Annexation to CSD)	774 Calle Del Norte	Daily

Landowners Not Consenting to Reorganization:

APN	Property Address	Property Owner(s)
109-0-101-015	1361 Ramona Drive	Colburn/Prieto
109-0-101-025	1349 Ramona Drive	Jelinek
109-0-101-055	1313 Ramona Drive	Gigas
109-0-102-015	1445 Ramona Drive	Hanson
109-0-111-015	1617 Mariano Drive	Cote
109-0-111-035	1603 Ramona Drive	Patterson
109-0-111-075	1531 Ramona Drive	Pearson
109-0-112-015	1618 Ramona Drive	Eberts
109-0-112-025	1591 Ramona Drive	Richter/Charney

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, LAFCO Analyst

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Maps
(2) LAFCO 04-19 Resolution

VICINITY MAP

LAFCO 04-19
Ramona Drive



04-19 City of Camarillo -
Ramona Drive
Address/APN



LAFCO 04-19

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF CAMARILLO
REORGANIZATION (PARCELS A – B) – RAMONA DRIVE;
ANNEXATION TO THE CITY OF CAMARILLO;
ANNEXATION TO THE CAMARILLO SANITARY
DISTRICT; DETACHMENT FROM THE VENTURA
COUNTY RESOURCE CONSERVATION DISTRICT.**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on October 20, 2004, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, not all property owners have consented to the proposal; and

WHEREAS, Parcel A is contiguous with the City of Camarillo and Parcel B is not contiguous and therefore not proposed to be annexed to the City; and

WHEREAS, all parcels are within the Camarillo Sanitary District's sphere of influence boundaries; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated October 20, 2004 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (3) Said territory is found to be inhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 04-19 – CITY OF CAMARILLO REORGANIZATION
(PARCELS A AND B) – RAMONA DRIVE**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed, considered, and determined that the proposal is Categorically Exempt under Class 1 and Class 19(a), annexation of existing small, private structures and facilities, of the State CEQA Guidelines.
- (7) The Commission directs staff to file a Notice of Exemption as prescribed under CEQA Guidelines Section 15062.
- (8) **The reorganization shall not be recorded until the Camarillo Sanitary District provides proof satisfactory to the LAFCO Executive Officer that an assessment district has been fully approved and formed sufficient for the Camarillo Sanitary District to provide sanitary sewer service to the proposal area.**
- (9) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Camarillo.
- (10) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.
- (11) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075(a).

This resolution was adopted on October 20, 2004.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: City of Camarillo
Camarillo Sanitary District
Ventura County Resource Conservation District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

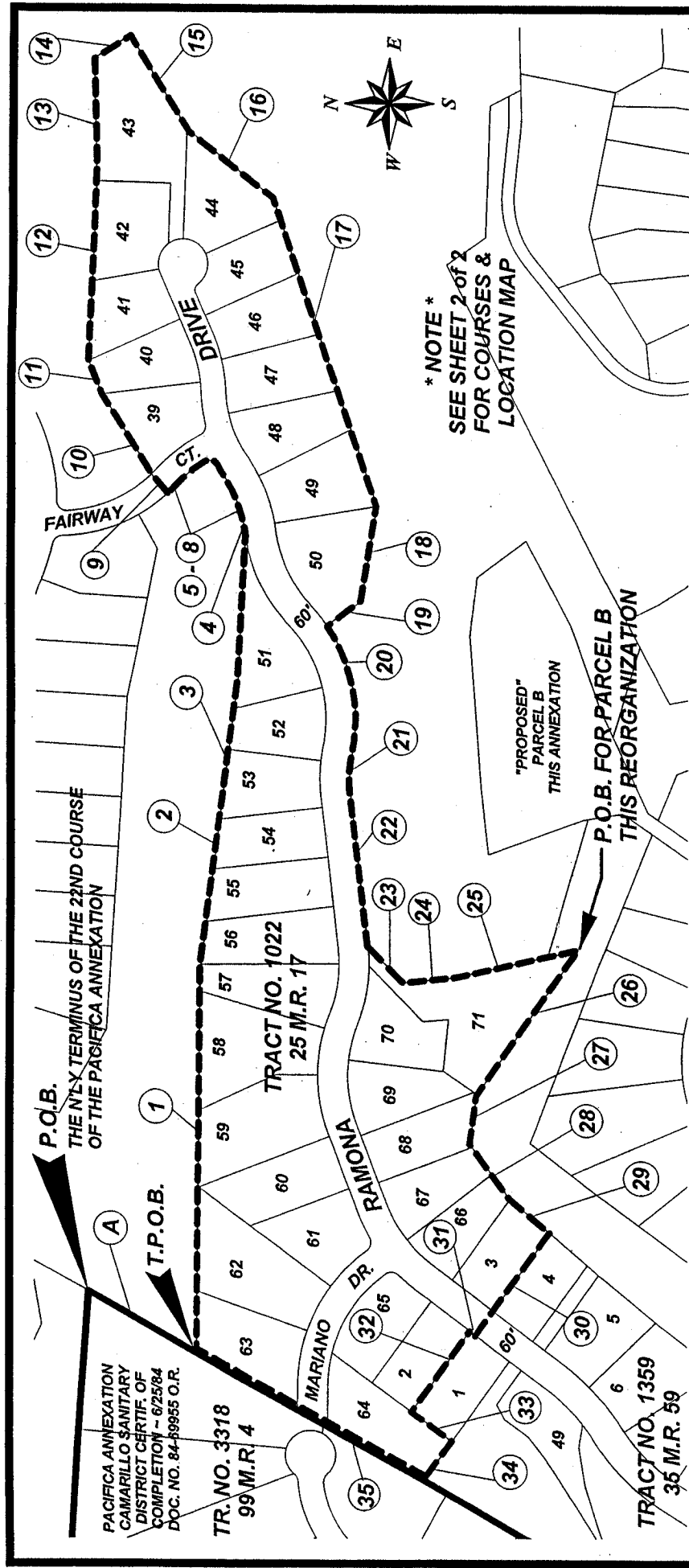
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Bill Rawls*

Date: 9/27/04

04-19

EXHIBIT A



CITY OF CAMARILLO REORGANIZATION
RAMONA - PARCEL A
 ANNEXATION NO. 102 TO THE CITY OF CAMARILLO AND
 ANNEXATION TO THE CAMARILLO SANITARY DISTRICT
 AND DETACHMENT FROM THE VENTURA COUNTY
 RESOURCE CONSERVATION DISTRICT
 THOSE PORTIONS OF TRACTS 49 AND 50 OF RANCHO LAS POSAS,
 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 22
 JUNE 21, 2004
 SHEET 1 OF 2

PREPARED BY:
 CAMRILLO SANITARY DISTRICT
 CITY OF CAMARILLO
 601 CARMEN DRIVE
 CAMARILLO, CA 93011-0248

COURSE NO'S (SEE SHEET 2 OF 2 FOR VALUES)
 EXISTING CITY OF CAMARILLO AND CAMARILLO
 SANITARY DISTRICT BOUNDARY
 PROPOSED ANNEXATION BOUNDARY

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Bill Rawls

Date:

9/27/04

04-19

COURSES FOR SHEET 1 OF 2

1st - EAST	760.08 feet	16th - South 37°40'00" West	217.04 feet
2nd - South 83°06'15" East	592.19 feet	17th - South 70°20'00" West	650.68 feet
3rd - South 87°38'38" East	287.75 feet	18th - North 81°10'00" West	193.56 feet
4th - R = 270.00 feet; L = 122.52 feet; D = 26°00'00"; Rad. = South 7°45'00" East		19th - North 35°00'00" West	84.71 feet
5th - R = 330.00 feet; L = 25.86 feet; D = 4°29'23"		20th - R = 330.00 feet; L = 264.38 feet; D = 45°54'10" RADIAL = South 35°00'00" East	
6th - R = 20.00 feet; L = 32.26 feet; D = 92°25'01"		21st - R = 270.00 feet; L = 84.36 feet; D = 17°54'10"	
7th - R = 275.00 feet; L = 74.74 feet; D = 15°34'18"		22nd - South 83°00'00" West	307.58 feet
8th - R = 325.00 feet; L = 19.84 feet; D = 3°29'54";		23rd - South 45°31'41" West	102.81 feet
9th - North 46°14'58" East	50.00 feet	24th - South 6°33'52" East	110.30 feet
10th - North 56°49'16" East	188.05 feet	25th - South 12°59'59" East	253.04 feet
11th - North 68°04'20" East	72.64 feet	26th - North 55°06'38" West	357.89 feet
12th - South 88°20'52" East	356.26 feet	27th - North 82°40'39" West	96.87 feet
13th - North 88°06'22" East	244.48 feet	28th - South 52°24'06" West	137.26 feet
14th - South 32°54'42" East	84.65 feet	29th - South 39°35'00" West	105.23 feet
15th - South 57°05'18" West	219.93 feet	30th - North 54°10'00" West	253.12 feet
		31st - North 35°50'00" East	15.00 feet

32nd - North 54°10'00" West 200.00 feet
 33rd - South 35°50'00" West 100.00 feet
 34th - North 54°10'00" West 97.07 feet
 35th - North 28°47'34" East 522.52 feet

25.16 ACRES

CITY OF CAMARILLO REORGANIZATION

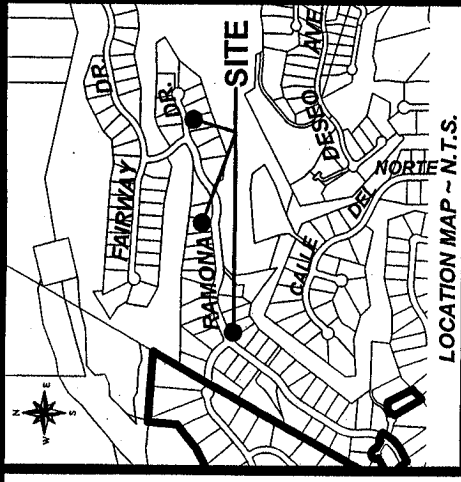
RAMONA - PARCEL A

ANNEXATION NO. 102 TO THE CITY OF CAMARILLO AND
 ANNEXATION TO THE CAMARILLO SANITARY DISTRICT
 AND DETACHMENT FROM THE VENTURA COUNTY
 RESOURCE CONSERVATION DISTRICT

THOSE PORTIONS OF TRACTS 49 AND 50 OF RANCHO LAS POSAS,
 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 22

JUNE 21, 2004

SHEET 2 OF 2



**CITY OF CAMARILLO REORGANIZATION
RAMONA – PARCEL A
ANNEXATION NO. 102 TO THE CITY OF CAMARILLO AND
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT**

EXHIBIT A

Those portions of Tracts 49 and 50 of Rancho Las Posas, in the County of Ventura, State of California, as said Tracts 49 and 50 are shown on the map recorded in the Office of the County Recorder of said County in Book 3, Page 22 of Miscellaneous Records, described as follows:

Beginning the most easterly corner of Tract No. 3318 as shown on the map recorded in the Office of said County Recorder in Book 99, Page 4 of Miscellaneous Records, said most easterly corner also being the northerly terminus of the 22nd course of the Pacifica Annexation to the Camarillo Sanitary District, as described and shown in the Certificate of Completion recorded on June 25, 1984 in the office of said County Recorder as Document No. 84-69955 of Official Records; thence, along the easterly boundary of said Tract No. 3318, the existing boundary of said Camarillo Sanitary District and the existing boundary of the City of Camarillo by the following course, South 28°47'34" West 235.65 feet to the northwesterly corner of Lot 63 of Tract No. 1022 as shown on the map recorded in the Office of said County Recorder in Book 25, Page 17 of Miscellaneous Records, said northwesterly corner being the True Point of Beginning; thence, along the boundary of said Tract No. 1022 by the following eight courses:

- 1st - EAST 760.08 feet; thence,
- 2nd - South 83°06'15" East 592.19 feet; thence,
- 3rd - South 87°38'38" East 287.75 feet to a point in the northerly line of Ramona Drive, 60.00 feet wide, said point being in a curve of said northerly line concaved northerly, having a radius of 270.00 feet, and having a radial to said point bearing South 7°45'00" East; thence, along said curve and along said northerly line by the following three courses:
- 4th - Easterly and northeasterly 122.52 feet through a central angle of 26°00'00" to reverse curve concaved southeasterly and having a radius of 330.00 feet; thence, along said curve,
- 5th - Northeasterly 25.86 feet through a central angle of 4°29'23" to a reverse curve concaved westerly and having a radius of 20.00 feet; thence, along said curve,
- 6th - Northeasterly, northerly, and northwesterly 32.26 feet through a central angle of 92°25'01" to the beginning of a compound curve concaved southwesterly and having a radius of 275.00 feet, said curve being in the westerly line of Fairway

Court, 50.00 feet wide; thence, along said curve and along said westerly line by the following two courses:

7th - Northwesterly 74.74 feet through a central angle of $15^{\circ}34'18''$ to a reverse curve concaved northeasterly and having a radius of 325.00 feet; thence, along said curve,

8th - Northwesterly 19.84 feet through a central angle of $3^{\circ}29'54''$; thence, leaving said Tract No. 1022 boundary,

9th - North $46^{\circ}14'58''$ East 50.00 feet to the most westerly corner of Lot 39 of said Tract No. 1022; thence, along the boundary of said Tract No. 1022 by the following 19 courses:

10th - North $56^{\circ}49'16''$ East 188.05 feet; thence,

11th - North $68^{\circ}04'20''$ East 72.64 feet; thence,

12th - South $88^{\circ}20'52''$ East 356.26 feet; thence,

13th - North $88^{\circ}06'22''$ East 244.48 feet; thence,

14th - South $32^{\circ}54'42''$ East 84.65 feet; thence,

15th - South $57^{\circ}05'18''$ West 219.93 feet; thence,

16th - South $37^{\circ}40'00''$ West 217.04 feet; thence,

17th - South $70^{\circ}20'00''$ West 650.68 feet; thence,

18th - North $81^{\circ}10'00''$ West 193.56 feet; thence,

19th - North $35^{\circ}00'00''$ West 84.71 feet to a point in the southerly line of said Ramona Drive, 60.00 feet wide, said point being in a curve of said southerly line concaved northerly, having a radius of 330.00 feet, and having a radial to said point bearing South $35^{\circ}00'00''$ East; thence, along said curve and along said southerly line by the following three courses:

20th - Southwesterly and westerly 264.38 feet through a central angle of $45^{\circ}54'10''$ to reverse curve concaved southerly and having a radius of 270.00 feet; thence, along said curve,

21st - Westerly 84.36 feet through a central angle of $17^{\circ}54'10''$; thence,

22nd - South $83^{\circ}00'00''$ West 307.58 feet; thence,

- 23rd - South 45°31'41" West 102.81 feet; thence,
- 24th - South 6°33'52" East 110.30 feet; thence,
- 25th - South 12°59'59" East 253.04 feet to the most southerly corner of Lot 71 of said Tract No. 1022; thence, continuing along the boundary of said Tract No. 1022,
- 26th - North 55°06'38" West 357.89 feet; thence,
- 27th - North 82°40'39" West 96.87 feet; thence,
- 28th - South 52°24'06" West 137.26 feet to the most easterly corner of Lot 3 of Tract No. 1359 as shown on the map recorded in the Office of said County Recorder in Book 35, Page 59 of Miscellaneous Records; thence, along the boundary of said Lot 3 by the following two courses:
- 29th - South 39°35'00" West 105.23 feet; thence,
- 30th - North 54°10'00" West 253.12 feet to the southerly line of Lot 1 of said Tract No. 1359; thence, along the boundary of said Lot 1 by the following three courses:
- 31st - North 35°50'00" East 15.00 feet; thence,
- 32nd - North 54°10'00" West 200.00 feet to the boundary of said Tract no. 1022; thence, along the boundary of said Tract No. 1022 by the following three courses:
- 33rd - South 35°50'00" West 100.00 feet; thence,
- 34th - North 54°10'00" West 97.07 feet; thence,
- 35th - North 28°47'34" East 522.52 feet to the True Point of Beginning and containing 25.16 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Jell Rawlin

Date:

9/27/04

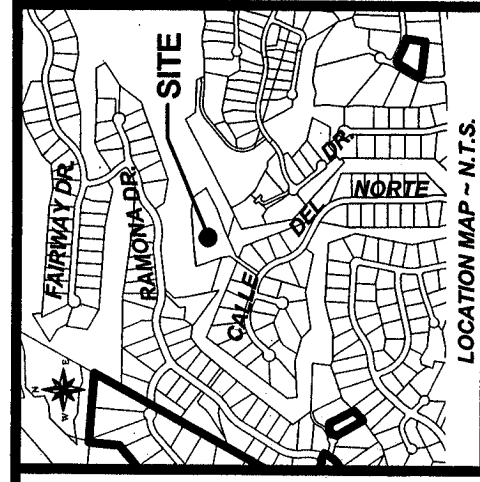
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Debbie Rawls*

Date: 9/27/04

04-19

EXHIBIT A



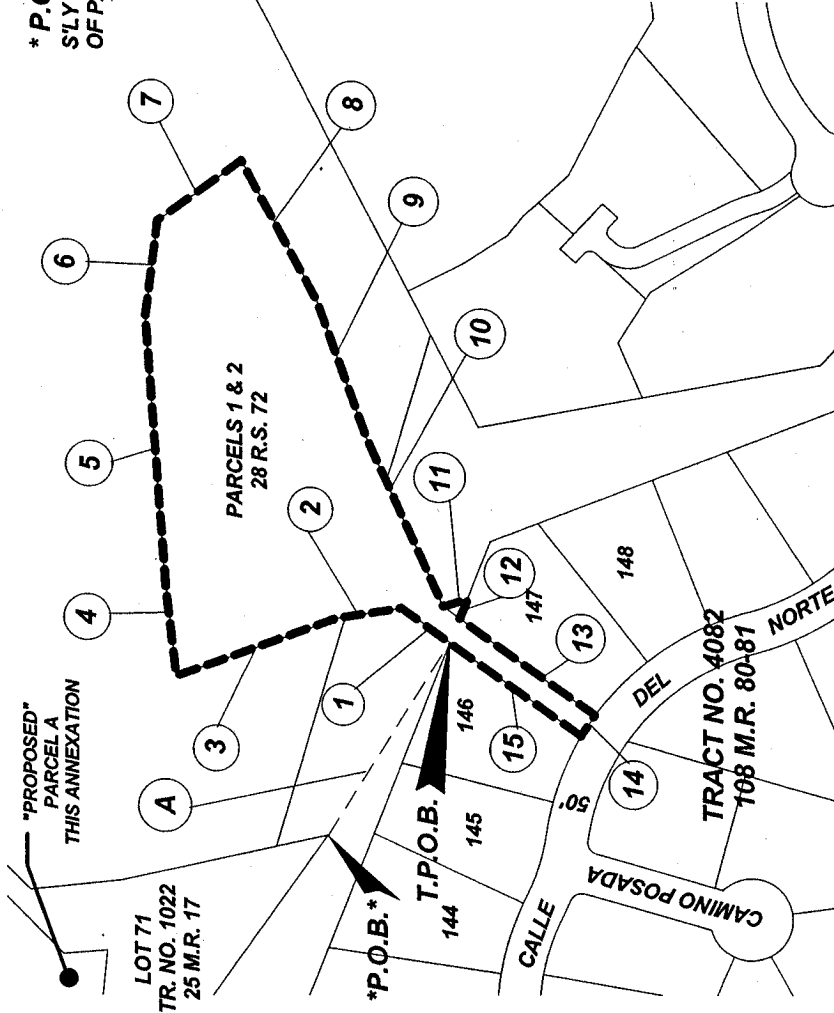
PREPARED BY:
CAMRILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248

* P.O.B. *
S'LY TERMINUS OF THE 25TH COURSE
OF PARCEL A OF THIS REORGANIZATION

COURSES

- | | | |
|----------|---|---------|
| P.O.B. | A - S 57°59'19" E | 274.84' |
| T.P.O.B. | 1 - N 35°09'30" E | 71.44' |
| | 2 - N 09°30'43" W | 77.88' |
| | 3 - N 19°57'15" W | 206.00' |
| | 4 - N 83°16'26" E | 129.86' |
| | 5 - N 85°38'46" E | 310.08' |
| | 6 - S 82°44'17" E | 117.24' |
| | 7 - S 36°23'16" E | 124.05' |
| | 8 - S 61°50'18" W | 192.94' |
| | 9 - S 70°08'12" W | 179.88' |
| | 10 - S 65°44'17" W | 223.53' |
| | 11 - S 24°01'19" E | 33.52' |
| | 12 - N 69°10'00" W | 29.69' |
| | 13 - S 35°10'00" W | 200.97' |
| | 14 - R = 325.00'; L = 30.04'; D = 5°17'46"; | |
| | RADIAL N 35°10'00" E | |
| | 15 - N 35°10'00" E | 194.78' |

3.19 ACRES



SZABO ANNEXATION
CSD ANNEXATION NO. 2001-04
CAMRILLO SANITARY DISTRICT
CERTIF. OF COMPLETION ~ 3/5/02
DOC. NO. 2002-0051457-00 O.R.



PROPOSED ANNEXATION BOUNDARY

**CITY OF CAMARILLO REORGANIZATION
RAMONA - PARCEL B**

ANNEXATION TO THE CAMARILLO SANITARY DISTRICT

THOSE PORTIONS OF TRACTS 49 AND 50 OF RANCHO LAS POSAS,
IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 3 M.R. 22

**CITY OF CAMARILLO REORGANIZATION
RAMONA – PARCEL B
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT**

EXHIBIT A

All of Parcels 1 and 2 as shown on the map filed in the Office of the County Recorder in Book 28, Page 72 of Record of Survey, in the County of Ventura, State of California, Described as follows:

Beginning at the most southerly corner of Lot 71 of Tract No. 1022 as shown on the map recorded in Office of said County Recorder in Book 25, Page 17 of Miscellaneous Records, said corner being the southerly terminus of the 25th course of Parcel A of this Reorganization; thence, South 57°59'19" East 274.84 feet to the northeasterly corner of Lot 146 of Tract No. 1023 as shown on the map recorded in the Office of said County Recorder in Book 25, Page 38 of Miscellaneous Records, said northeasterly corner being the True Point of Beginning and lies in the westerly boundary of said Parcel 1 as shown on said map recorded in said Book 28, Page 72 of said Record of Survey; thence, along the boundary of said Parcels 1 and 2 of said Record of Survey by the following 15 courses:

- 1st - North 35°09'30" East 71.44 feet; thence,
- 2nd - North 9°30'43" West 77.88 feet; thence,
- 3rd - North 19°57'15" West 206.00 feet; thence,
- 4th - North 83°16'26" East 129.86 feet; thence,
- 5th - North 85°38'46" East 310.08 feet; thence,
- 6th - South 82°44'17" East 117.24 feet; thence,
- 7th - South 36°23'16" East 124.05 feet; thence,
- 8th - South 61°50'18" West 192.94 feet; thence,
- 9th - South 70°08'12" West 179.88 feet; thence,
- 10th - South 65°44'17" West 223.53 feet; thence,
- 11th - South 24°01'19" East 33.52 feet; thence,
- 12th - North 69°00'00" West 29.69 feet; thence,
- 13th - South 35°10'00" West 200.97 feet to a point in the northerly line of Calle Del Norte, 50.00 feet wide, said northerly line being a curve concaved southwesterly, having a

radius of 325.00 feet, and having a radial to said point bearing North 35°10'00" East; thence, along said curve and northerly line,

14th - Northwesterly 30.04 feet through a central angle of 5°17'46"; thence,

15th - North 35°10'00" East 194.78 feet to the point of beginning and containing 3.19 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Ell Rawlins

Date:

9/27/04